

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Certain variation to the Master Plan - Change of land use of the land from Residential use zone to Commercial use in R.S.No.375/2B, Morampudi Junction, Rajahmundry to an extent 1605 Sq.Yards – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.: 104

Dated: 23-02-2012
Read the following:-

1. G.O.Ms.No.465 MA., dated 28.10.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4351/2007/R, dated 23.12.2009.
3. Government Memo. No.18086/H1/2008-3, dt. 09.06.2010.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No.278, Part-I, dated 14.06.2010.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4351/2007/R, dated 04.06.2011.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 was issued, in Government Memo No. 18086/H1/2008-3, Municipal Administration & Urban Development Department dt:09.06.2010 and published in the Extraordinary issue of A.P. Gazette No.278, Part-I, dated 14.06.2010. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt: 04.06.2011 has stated that the applicant has paid an amount of Rs. 6,22,150/- (Rupees six lakhs twenty two thousand one hundred and fifty only) towards conversion charges, Rs. 43,800/- (Rupees forty three thousand eight hundred only) towards Betterment charges and Rs. 54,750/- (Rupees fifty four thousand seven hundred and fifty only) and 10% open space charges Rs. 5,23,600/- (Rupees five lakhs twenty three thousand and six hundred only) as per G.O.Ms.No.158, MA., dt:22-03-1996 and he has further informed that the applicant has handed over an extent of 249.59 Sq. Mtrs for road widening purpose at free of cost through registered gift deed No. 330/2011, dated 24.01.2011. Hence the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

Copy to:

The individual through Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920), the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. No.278, Part-I, dt: 14.06.2010, as required by clause (b) of the said section.

VARIATION

The site in R.S.No.375/2B, Morampudi Junction, Rajahmundry to an extent 1605 Sq.Yards, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975, is designated for Commercial use by variation of change of land use as marked as "ABC&D" as shown in the revised part proposed land use map bearing G.T.P. No. 5/2010/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain development permission from Director of Town and Country Planning / competent authority as the case may be.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 20 feet wide road to be widened to 30'-0".
East	:	Papireddy Sivarama Krishna land (GPA holder)
South	:	Rongala Venkanna land.
West	:	Existing 150 feet wide N.H.5 road.

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